STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1342282 DEEDWARR
11/05/2025 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $4,551.00
20251105-0088273

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2025.

Notary Public
MY COMMISSION EXPIRES: 5/17/2026
File No. G25-24316

HILLARY HEDRICK STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. 05/17/2026 SHELBY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Financial, LLC (NAME)	(NAME)	129-07-0-048.00
7703 N. Lamar Boulevard, #205 (STREET ADDRESS)	828 Royal Parkway, Suite 204 (STREET ADDRESS)	
Austin, Texas 78752 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mary-Grace Cozart, Trustee of JEC Trust dated August 18, 2025**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 1008 on the RESUBDIVISION OF LOTS 1007 & 1008 ON THE PLAN OF WEST MEADE FARMS, INC., SECTION 6-A, of record in Plat Book 6200, Page 164, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mary-Grace Cozart, Trustee of JEC Trust by Quitclaim Deed dated August 18, 2025 from James E. Cozart, unmarried, recorded August 18, 2025, in Instrument Number 20250818-0065859, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in addition to applicable government and zoning regulations; and all restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 1007 & 1008 ON THE PLAN OF WEST MEADE FARMS, INC. SECTION 6-A, as recorded in Plat Book 6200, Page(s) 164; and all Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, INC., SECTION 6-A, as recorded in Plat Book 2854, Page 104, all of record in the Register's Office of Davidson County, Tennessee, and 2026 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 105 Vaughns Gap Rd., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of October, 2025.

JEC Trust dated August 18, 2025

By: Mary-Grace Cozart, Trustee

Mary-Grace Cozart, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mary-Grace Cozart, Trustee of JEC Trust dated August 18, 2025, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of October, 2025.

Notary Public My Commission Expires: 1/28/26

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10.30.2025 (date of document).

Affiant Signature

10.30.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30 day of October, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

